

MEETING MINUTES
CENTRE COUNTY PLANNING COMMISSION
January 19, 2021

Members Present: Rich Francke, *Chair*, Chris Kunes, *Vice-Chair*, Bob Dannaker, Denny Hameister, Michele Barbin and John Franek, Jr.

Members Absent: Mimi Wutz, *Secretary*

Staff Present: Ray Stolinis, Chris Schnure, Stacy Mann, Anne Messner, Liz Lose

Others Present: None

1. Call to Order – Pledge of Allegiance

Chairman Mr. Francke welcomed everyone to the Planning Commission meeting held in the BlueJeans virtual meeting platform and called the meeting to order at 6:03 p.m. The meeting was recorded and will be posted on the Centre County Planning and Community Development Office webpage for future reference.

2. Reorganization

A motion was made by Mr. Hameister to retain the slate of officers for 2021 and Mr. Franek second the motion to retain Mr. Francke as Chairman, Mr. Kunes as Vice-Chairman, and Ms. Wutz as Secretary. All current officers present agreed to serve. Motion carried.

3. Citizen Comments

None.

4. Approval of Minutes

A motion was made by Mr. Kunes and second by Mr. Hameister to approve the minutes of December 15, 2020. Motion carried.

5. Planning Commission Member Updates

Mr. Francke updated the board that Mr. Hameister was appointed Chairman of the Centre Region Council of Governments for 2021. Mr. Hameister also stated that Mr. Francke was appointed Vice-Chairman.

6. New Business

• **Subdivision / Land Development**

Land Developments:

None submitted for this planning cycle.

Subdivisions:

None submitted for this planning cycle.

Tabled Plans (no action):

G. M. McCrossin, Inc. – Phase 2 Lane Development
Final Plan
1-Building (Commercial / Office)
Benner Township

At the November 21, 2017, CCPC Meeting, the plan was tabled for action at the request of the applicant until further notice.

Time Extension Requests:

- University Park Airport -- Aircraft Rescue and Fire Fighting (ARFF) Building (CFA) File No. 39-20 Benner Township.....2nd Request (No Fee Required)

Note: CPA = Conditional Preliminary Plan Approval
CFA = Conditional Final Plan Approval

A motion was made by Mr. Hameister and second by Mr. Dannaker to approve the above-mentioned Time Extension. Motion carried.

Major Subdivision and Land Development Plan Sub-Committee Meeting: The meeting date will be Thursday, January 28, 2021.

Please see *Attachment #1 - Subdivision & Land Development* for more information.

Centre County MPO Update

Ms. Messner presented the 2021 Meeting Schedule and Anticipated MPO Work Tasks (see attached).

Centre County Liquid Fuels Application

Ms. Messner stated the Board of Commissioners awarded \$163,000 to 5 municipalities for road improvement projects. The Board of Commissioners will also consider awarding additional projects using Fee for Local Use funds in the coming weeks.

PA District 2 Highway Safety Network

Ms. Messner stated the Board of Commissioner renewed the grant agreement between the County and the Highway Safety Network for 2020 to 2022. This will provide education to the county to improve highway safety and reduce crashes.

MOU with Centre Regional Planning Agency

Ms. Messner noted that on January 5, 2021 the Board of Commissioners agreed to the MOU with CRPA to renew the rights and responsibilities of each office in completing transportation and project development activities on behalf of Centre County.

Please see *Attachment #2 – CCMPO Update* for more information.

7. Director's Report and Other Matters to Come Before the Commission

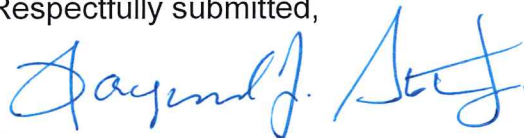
The Director's report was previously emailed. Mr. Stolinas briefly went over individual items in the report.

- State College Borough -- 2020-2024 Consolidated Plan (12/31/2020)
- State College Borough -- Action Sports Park Letter of Consistency (1/13/21)
- Phase 3 WIP and Countywide Action Plan (CAP)
- Assistant Planning Director Position -- Interviews (1/14/21 and 1/19/21)
- College Township -- Dale Summit Small Area Plan (11/4/2020)
- FFY 2021 Liquid Fuels Program -- Municipal Requests (10/30/20)
- Centre County Planning Commission -- Vacancy

Please see *Attachment #3 – County Planning Directors Update* for more information.

With no further business to come before the Commission, a motion was made by Mr. Franek and second by Mr. Hameister to adjourn at 6:20 p.m. Motion carried.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Raymond J. Stolinas, Jr.", written in a cursive style.

Raymond J. Stolinas, Jr., AICP, Director

**THESE MINUTES WERE APPROVED AT THE FEBRUARY 16, 2021
CENTRE COUNTY PLANNING COMMISSION MEETING.**

SUBDIVISION & LAND DEVELOPMENT

January 19, 2021

Subdivisions:

None submitted for this planning cycle.

Land Developments:

None submitted for this planning cycle.

Tabled Plans (no action):

G. M. McCrossin, Inc. -- Phase 2 Land Development

Final Plan

1-Building (Commercial / Office)

Benner Township

CCPCDO File #145-17

At the November 21, 2017, CCPC Meeting, the plan was tabled for action at the request of the applicant until further notice.

Time Extension Requests:

- University Park Airport -- Aircraft Rescue and Fire Fighting (ARFF) Building (CFA) File No. 39-20
Benner Township.....2nd Request (No Fee Required)

Note: CPA = Conditional Preliminary Plan Approval
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Time Extension Requests:

- University Park Airport -- Aircraft Rescue and Fire Fighting (ARFF) Building (CFA) File No. 39-20
Benner Township.....2nd Request (No Fee Required)

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This office acknowledges receipt of written requests from the above-referenced applicants asking the Commission to favorably consider the granting of ninety (90) day time extensions for the completion of the remaining conditions pending plan approval.

Accordingly, we recommend the granting of ninety (90) day time extensions.

CCMPO UPDATE

January 2021

Anticipated Agenda Items

Technical Committee
February 10, 2021
9:30 am
Virtual meeting

Status Report for the State College
 Area Connector

Update on Current TIP

Discuss safety performance
 measure planning and safety
 possible committee.

Coordinating Committee
February 23, 2021
6 pm
Virtual meeting

Election of Officers

Status Report for the State College
 Area Connector

Update on current TIP

Strategic plan discussion

MPO Coordinating Meeting Schedule *

Month	Committee	Day	Date	Time
February	Technical	Wed	2/10/21	9:30 AM
	Coordinating	Tues	2/23/21	6:00 PM
April	Technical	Wed	4/14/21	9:30 AM
	Coordinating	Tues	4/27/21	6:00 PM
June	Technical	Wed	6/9/21	9:30 AM
	Coordinating	Tues	6/22/21	6:00 PM
September	Technical	Wed	9/8/21	9:30 AM
	Coordinating	Tues	9/28/21	6:00 PM
November	Technical	Wed	11/10/21	9:30 AM
	Coordinating	Tues	11/23/21	6:00 PM

*possible March meeting

Anticipated 2021 MPO Work Tasks

Work items of work that will need to
 addressed this year:

- ♦ Safety review crash data with PennDOT and possible Safety Committee to develop one or more safety projects
- ♦ Develop scope, find funding and begin the strategic planning process for the MPO
- ♦ Receive the TIP guidance and begin work on the next update



COUNTY UPDATE

Centre County Liquid Fuels Application

Centre County Board of Commissioners on December 29, 2020 awarded \$163,000 to 5 municipalities for road improvement projects.

The municipal recipients of the funds are:

Municipality	Project Description	2021 Request
Boggs Township	2nd Ave. and Market St. storm water/drainage improvements	\$68,000.00
Centre Hall Borough	E. Locust St. road repairs, potholes broken pavement surface (Fire Hall access)	\$10,000.00
College Township	Struble Rd. and E. College Ave. RR Signal Coordination	\$11,000.00
Harris Township	W. Main St. btwn. Wagner St and Yoder Preserve culvert replacement	\$45,000.00
Snow Shoe Township	Guenot Rd(T-399) and Walnut Rd. (T-4120 milling, paving, scratch coat shoulder work	\$29,000.00
		\$163,000.00

Centre County Board of Commissioners will consider awarding additional projects in the coming weeks using Fee for Local Use funds.

PA District 2 Highway Safety Network

Centre County Board of Commissioners renewed the grant agreement between the County and the Highway Safety Network at their December 29, 2020 meeting for 2020 to 2022.

The Highway Safety Network provides education to the county to improve highway safety and reduce crashes. This group frequently visits organizations who are looking for information on topics that include distracted driving, winter weather driving and impaired driving. More information can be found on their Facebook page, <https://www.facebook.com/CTSP2>.

MOU with Centre Regional Planning Agency

On January 5, 2021 Centre County Commissioners agreed to the MOU with CRPA to renew the rights and responsibilities of each office in completing transportation and project development activities on behalf of Centre County.



Centre Regional Planning Agency
2643 Gateway Drive
State College, PA 16801
T (814) 231-3050
F (814) 231-3083

Tom Zilla, AICP
tzilla@crcog.net
Principal Transportation Planner

Trish Meek, AICP
tmeek@crcog.net
Senior Transportation Planner

Greg Kausch
gkausch@crcog.net
Senior Transportation Planner

Marcella Laird
mlaird@crcog.net
Office Manager

**Centre County Planning
& Community Economic
Development Office**
Willowbank Office Building
420 Holmes Street
Bellefonte, PA 16823
T (814) 355-6791
F (814) 355-8661

Ray Stolinas, AICP
rjstolinas@centrecountypa.gov
Director

Anne Messner, AICP
ammessner@centrecountypa.gov
Senior Transportation Planner



**PLANNING AND COMMUNITY
DEVELOPMENT OFFICE**

BOARD OF COMMISSIONERS

MICHAEL PIPE, *Chair*
MARK HIGGINS
STEVEN G. DERSHEM

Willowbank Office Building
420 Holmes Street
Bellefonte, Pennsylvania 16823-1488
Telephone (814) 355-6791
FAX (814) 355-8661
www.centrecountypa.gov

DIRECTOR
RAYMOND J. STOLINAS, JR., AICP

CENTRE COUNTY PLANNING COMMISSION MEETING

January 19, 2021

The following County Planning Director Update consists of summaries of all initiatives or updates completed within the previous month for the purpose of informing County Planning Commission members of their status.

COUNTY PLANNING DIRECTOR UPDATE

1. STATE COLLEGE BOROUGH | 2020-2024 CONSOLIDATED PLAN (12.31.2020)

On December 31, 2020, the Planning Director reviewed and provided a Letter of Consistency to Lisa Beede, Planner, for the 2020-2024 Consolidated Plan and the 2021 Annual Action Plan. The Centre County Planning and Community Development Office has determined that the Consolidated Plan for 2020-2024 is generally consistent with the *Centre County Comprehensive Plan, Phase 1, December 2003*, where, an adequate and diverse housing stock is critical to the County's long-range development potential. The Plans exhibit consistency as well with the *Centre County Affordable Housing Needs Assessment: A Blueprint for Action, November 2005*.

2. STATE COLLEGE BOROUGH | ACTION SPORTS PARK LETTER OF CONSISTENCY (1.13.2021)

On January 13, 2021, the Planning Director reviewed and provided a Letter of Consistency to Alan Sam, Environmental Coordinator/Arborist, regarding the PA DCED Greenways, Trails and Recreation Program Grant for the proposed State College Action Sports Park. The facility will be located at High Point Park, 855 West Whitehall Road. The current park encompasses approximately area of 6.0 acres and contains playground, tennis and basketball courts on the eastern end and a fallow baseball field and mowed grass throughout a majority of the park. A 5'-wide gravel path used to connect playgrounds, courts and parking lot was previously established through DCNR funding in 2017. The proposed Action Sports Park at High Point Park in State College Borough exhibits consistency with the stated sections of the Centre Region Comprehensive Plan (November 25, 2013), the Centre County Comprehensive Plan, Phases I (2003) & II (2018) and the Centre Region Parks and Recreation (CRPR) Comprehensive Parks, Recreation and Open Space Plan.

3. PHASE 3 WIP AND COUNTYWIDE ACTION PLAN (CAP)

The Draft Countywide Action Plan has been posted on the Centre County Conservation District website for further review and inspection by the public. The CAP is currently being reviewed at PA DEP and the Chesapeake Bay Offices. In meantime, a virtual Open House to discuss and review the CAP was held on December 18, 2020 and a virtual presentation was held with MS4 communities on January 6, 2021 to further exchange ideas and challenges regarding the goals

that have been set for Centre County within the CAP.

4. ASSISTANT PLANNING DIRECTOR POSITION | INTERVIEWS (1.14.2021 & 1.19.2021)

We received a total of eighteen (18) applications for the position and are virtually conducting interviews with seven potential applicants on January 14th and 19th. We will determine a need for 2nd interviews, however, anticipating a recommendation to the Board of Commissioners the last week of January.

5. COLLEGE TOWNSHIP | DALE SUMMIT SMALL AREA PLAN (11.4.2020)

Lindsay Schoch, Principal Planner, forwarded an invite to be part of a team of community members to re-envision the Gateway to College Township and market the area for new mixed uses and development. The Planning Director informed Ms. Schoch that the County Planning Office is interested in participating in the development of the Small Area Plan. Small Area Plans have been a successful planning mechanism for unincorporated areas of municipalities that envision revitalization, historic preservation, etc. Harris, Ferguson and Halfmoon Townships have adopted such Small Area Plans.

6. FFY2021 LIQUID FUELS PROGRAM | MUNICIPAL REQUESTS (10.30.2020)

The Board of Commissioners approved the following applications for the FFY 2021 Liquid Fuels Program:

- Boggs Township / Stormwater and drainage upgrades for 2nd Avenue and Market Street
- Centre Hall Borough / Proposed maintenance improvement to Locust Street
- College Township / Completion of the railroad signal project at the intersection of East College Avenue and Struble Road
- Harris Township / Repair and improvements to West Main Street between Wagner Street and the Yoder Preserve
- Snow Shoe Township / Guenot Road and Walnut Road milling, scratch coat and shoulder work improvement project

This grant round, we received a total of 23 projects with an estimated \$1,007,135.68 in requests for 21 townships and boroughs. Other transportation project recommendations will be considered at a future meeting related to the Fee for Local Use.

7. CENTRE COUNTY PLANNING COMMISSION | VACANCY

In 2019, Pam McCloskey's term ended on December 31, 2019 and elected not renew for another four years. At the December 15, 2020 Centre County Planning Commission meeting, members discussed the vacancy and suggested replacing Ms. McCloskey with another potential member from the Bald Eagle Valley. Staff identified several potential municipal candidates and have been actively reaching out to a list of potential members that may be interested in applying through a County "ABC" application for consideration of appointment. Elfrieda Persic's term expired on December 31, 2020 and the Board of Commissioner's office has been contacted on her term renewal.